

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

SEPTEMBER 5, 2018

THE FOLLOWING NOTES FROM THE MEETING ARE NOT INTENDED AS A  
VERBATIM TRANSCRIPT BUT RATHER AS A BRIEF SUMMARY OF THE WITNESSES  
AND ACTIONS OF THE ZONING BOARD

The Board of Adjustment of the Township of Union convened its regular meeting on September 5, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Howe, Ciampi, Demovic, Petkov, Wiley, Alexander, Saraiva and Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Zoning Board Secretary/Construction Official; Carmen Marano, Meeting Clerk and Roseanne Costello, Administrative Clerk.

Mr. Galante then asked for the approval of the minutes of the August 22, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Wiley. All members present and eligible to vote were in favor. As noted for the record, Howe, Ciampi, Saraiva and Galante were not present at the August 22, 2018 meeting, however, they did review the taped video of the meeting and signed certifications to become eligible for voting on the continued matter.

Mr. Galante then asked for communications and Mr. Monguso advised there were no communications and hence, there were none to be read.

The first matter to come to the attention of the Board was Calendar # 3333, Galloping Hill Inn, LLC, 325 Chestnut Street Block-1016, Lot-1, Second Story Addition to Existing Two Story Catering Facility which was carried for continued hearing. Meredith Marcus, Esq. came forward on behalf of the applicant. At this point Mr. Pansulla noted that changes have been submitted for a One Way Traffic Flow as well as angled parking at this site as discussed at the August 22 public hearing and has been reviewed as acceptable to the Township Engineer. Mr. Pansulla noted for the record that A-3 is the amended site plan. Ms. Marcus gave a brief summation. The Board deliberated on the testimony previously given and concluded that this was a good application, meeting the legal criteria for variance relief and site plan approval. Mr. Galante then asked for a motion and Mr. Petkov then made a motion that the Board grant the variances applicable to the application and that the counsel is directed to prepare a Resolution consistent with Board's decision which was seconded by Mr. DiGiovanni. On the vote; DiGiovanni, yes; Howe, yes; Ciampi, yes; Demovic, no; Petkov, yes; Wiley, yes; and Galante, yes. The Resolution of Approval will be read at the September 26, 2018 meeting.

The final matter to come to the attention of the Board was Calendar #3334, PSE&G, 2170 Stanley Terrace, Black 5504, Lot 19.01 & 23.01, Not permitted in IO Zone, Insufficient Setback, Masts Height and Fence Height. Glenn C. Kienz, Esq., came forward on behalf of the applicant. At this point Mr. Ciampi recused himself as he is an

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employee of PSE&G. Mr. Kienz gave a brief overview of the matter and the witnesses he would be presenting. Mr. Kienz then called his first witness, James Gravina Project Manager of PSE&G to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, Site Plan, Storm Water Management Report and Acoustical Sound Study offered by professionals explaining the project details. Mr. Gravina gave a review and summarized the site plan of the substation. After several qualifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Mr. Kienz then called his final witness, Kathy Hering, Senior Project Manager and Professional Planner for DW Smith Associates. The witness gave her qualifications and was accepted to testify. Ms. Hering put up a colorized rendering aerial site plan and explained and summarized the justification for the variances requested for this site. After several qualifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Mr. Kienz gave a brief summation. The Board deliberated on the testimony and concluded that this was a good application, meeting the legal criteria for variance relief and site plan approval. Mr. Galante then asked for a motion and Mr. Petkov then made a motion that the Board grant the variances applicable to the application and that Counsel is directed to prepare a Resolution consistent with Board's decision which was seconded by Mr. DiGiovanni. On the vote; DiGiovanni, yes; Howe, yes; Demovic, yes; Petkov, yes; Wiley, yes; Mrs. Alexander, yes; and Galante, yes. The Resolution of Approval will be read at the October 3, 2018 meeting.

There being no further business to come to the attention of the Board, Mr. DiGiovanni then made a motion to adjourn which was seconded by Mr. Demovic. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary